

**STAFF REPORT**

Meeting Date: May 21, 2003  
*Consent*

**LAFCO CASE  
NAME & NO.:**

03-08 Camarillo Sanitary District Annexation – Seiberlich

**PROPOSAL:**

The proposal includes the annexation of a parcel and a portion of West Loop Drive into the Camarillo Sanitary District for sanitary sewer services.

**SIZE:**

Approximately 20,500 square feet.

**LOCATION:**

The proposal area is located at 2149 Presilla Place, north of Las Posas Road and at the northwest corner of West Loop Drive and Presilla Place. The parcel is in the unincorporated area of Ventura County and within the City of Camarillo's and Camarillo Sanitary District's Sphere of Influence.

**ASSESSOR'S  
PARCEL NO.:**

151-0-130-175

**PROPONENT:**

Camarillo Sanitary District by Resolution.

**NOTICE:**

This matter has been noticed as prescribed by law.

**RECOMMENDATIONS:**

Adopt the attached resolution (LAFCO 03-08) making determinations and approving the Camarillo Sanitary District Annexation – Seiberlich and accept the Notice of Exemption filed by the Camarillo Sanitary District.

**COMMISSIONERS AND STAFF**

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**COUNTY:**

Steve Bennett  
Kathy Long  
*Alternate:*  
Linda Parks

**CITY:**

John Zaragoza, Vice Chair  
Evaristo Barajas  
*Alternate:*  
Don Waunch

**SPECIAL DISTRICT:**

Jack Curtis  
Dick Richardson  
*Alternate:*  
Ted Grandsen

**PUBLIC:**

Louis Cunningham, Chair  
*Alternate:*  
Kenneth M. Hess

**EXECUTIVE OFFICER:**

Everett Millais

**PLANNER III:**

Hollee Brunsky

**CLERK:**

Debbie Schubert

**LEGAL COUNSEL:**

Noel Klebaum

## **GENERAL ANALYSIS:**

### **1. Land Use:**

#### **A. Site Information:**

	<b>Land Use</b>	<b>Zone District Classification</b>	<b>General Plan Designation</b>
<b>Existing</b>	Single Family Dwelling	<b>County:</b> R-1-10 (Residential, 10,000 square foot minimum) <b>City:</b> R-1-10	<b>County:</b> Existing Community/ Urban Reserve Overlay <b>City:</b> Low Density Residential
<b>Proposed</b>	No Change	No Change	No Change

#### **B. Surrounding Land Uses and Zoning and General Plan Designations**

	<b>Land Use</b>	<b>Zone District Classification</b>	<b>General Plan Designation</b>
<b>North</b>	Residential	County: R-1-10 City: R-1-10	County: Existing Community City: Low Density Residential
<b>South</b>	Residential	County: R-1-10 City: R-1-10	County: Existing Community City: Low Density Residential
<b>East</b>	Residential	County: R-1-10 City: R-1-10	County: Existing Community City: Low Density Residential
<b>West</b>	Residential	County: R-1-10 City: R-1-10	County: Existing Community City: Low Density Residential

*C. Topography, Natural Features and Drainage:*

The site is relatively flat with a two-percent slope that drains to West Loop Drive. There are no natural landforms or watercourses on site. .

*D. Conformity with Plans:*

The parcel is in the unincorporated area of the County of Ventura and within the Camarillo Sanitary District's Sphere of Influence and the City of Camarillo's Sphere of Influence.

The residential use of the parcel is consistent with the City of Camarillo's Low Density Residential General Plan designation.

At this time, the property is not contiguous with the City of Camarillo boundaries. The property owners recorded an agreement to annex that provides that they or any future owners of the property consent to annex to the City of Camarillo at such time as requested by the City or by LAFCO.

**2. Impact on Prime Agricultural Land, Open Space and Agriculture:**

The proposal area is located in an urbanized area, is zoned for residential development and has an existing single family dwelling. There is no agriculture on site, nor is there any surrounding agricultural use. The site is not considered open space and is not located within a greenbelt. There will be no impact on agricultural or open space lands.

**3. Population:**

The proposal area contains one single-family residence and one registered voter. The site is considered uninhabited as there are less than 12 registered voters.

**4. Services and Controls – Need, Cost, Adequacy and Availability:**

The parcel is currently receiving service from the Camarillo Sanitary District. The proposal is to finalize an agreement with the Camarillo Sanitary District to annex to the District for connection to service in November of 2002. No change to the parcel will result from the annexation.

**5. Boundaries and Lines of Assessment:**

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

Maps sufficient for filing with the State Board of Equalization have been received from the proponent.

**6. Assessed Value, Tax Rates and Indebtedness:**

The proposal area is presently within tax rate area 75005 (\$1.082924). Upon completion of this annexation the area will be assigned to a new tax rate area.

The total assessed value of the parcel per the 2002-2003 tax roll is \$189,145.

The Camarillo Sanitary District has 1999 Revenue Refunding Bonds outstanding. A share of these bonds is paid through sanitary sewer user fees. As the parcel is already connected to the Camarillo Sanitary District's facilities, the parcel is already paying these fees.

**7. Environmental Impact of the Proposal:**

The Camarillo Sanitary District is the lead agency for this proposal and found the proposal to be categorically exempt under Section 15319(a) of the California Environmental Quality Act Guidelines that includes annexations to special districts containing existing private structures. As the sanitary sewer connection is to serve a single-family dwelling, the categorical exemption is appropriate for this proposal.

**8. Regional Housing Needs**

The proposal is for an annexation to the Camarillo Sanitary District. This proposal will have no affect on the fair share of the regional housing needs for the area.

**9. Landowner and Annexing Agency Consent:**

The applicant certifies that the owners involved in this proposal have given their written consent to annex to the District. The Camarillo Sanitary District has requested a waiver of protest proceedings.

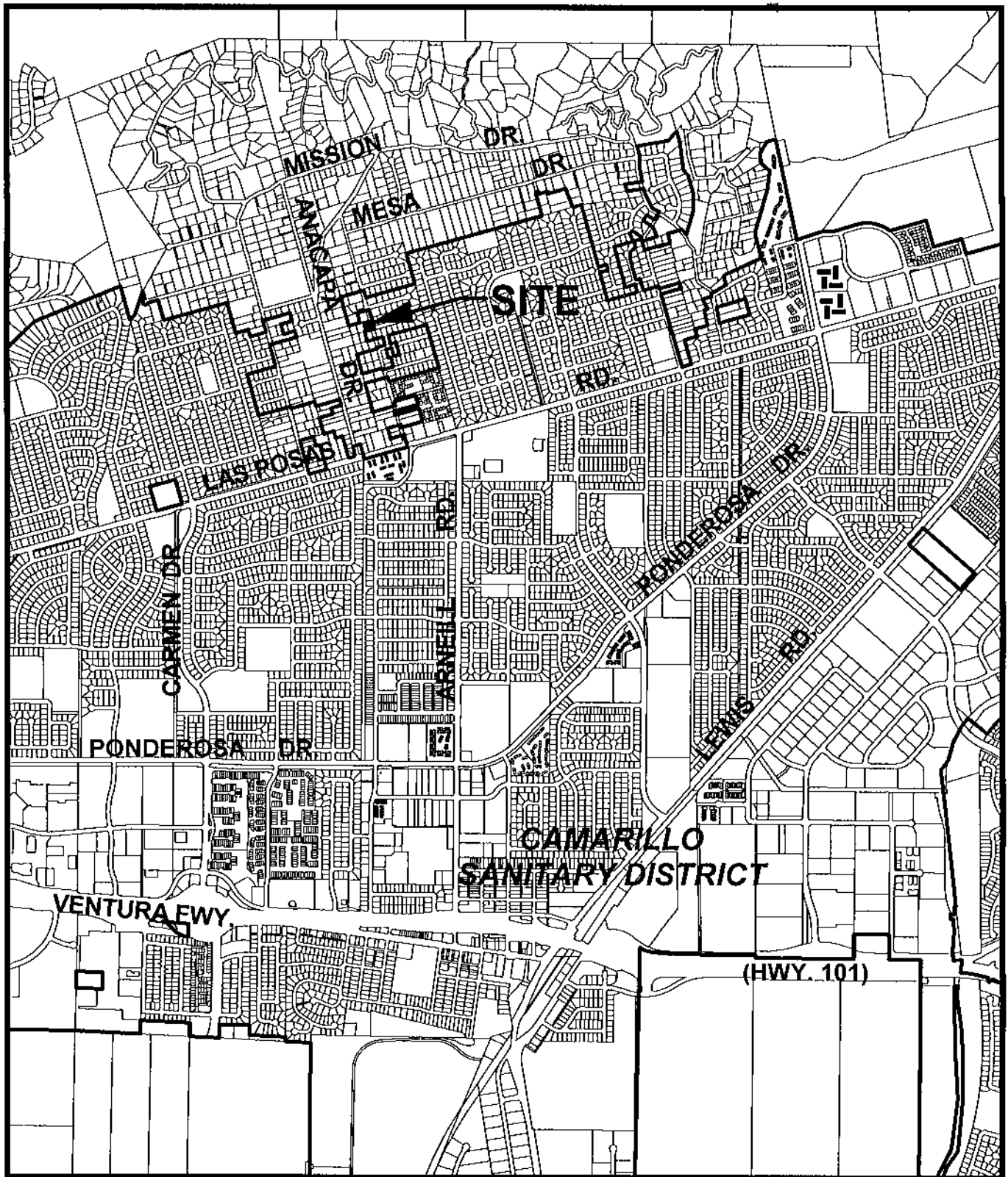
**ALTERNATIVE ACTIONS AVAILABLE:**

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue the proposal should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted with this application wishes to deny or modify this proposal, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

STAFF: Hollee King Brunsky, AICP, Planner III

BY: \_\_\_\_\_  
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map  
(2) LAFCO 03-08 Resolution



# LEGEND



Existing Camarillo Sanitary District Boundary



Proposed Annexation Area

LAFCO 03-08

VICINITY MAP



CAMARILLO SANITARY DISTRICT ANNEXATION  
SEIBERLICH  
(CSD ANNEXATION NO. 2003-01)

1"= 2000'

**LAFCO 03-08**

**RESOLUTION OF THE VENTURA LOCAL AGENCY  
FORMATION COMMISSION MAKING DETERMINATIONS  
AND APPROVING THE CAMARILLO SANITARY  
DISTRICT ANNEXATION – SEIBERLICH**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal; and

WHEREAS, the proposal was duly considered on May 21, 2003, as specified in the public notice; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the request including, but not limited to, the Executive Officer's report and recommendation; and

WHEREAS, information satisfactory to this Commission has been presented that the owners of land within the affected territory have given their written consent to the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Ventura Local Agency Formation Commission as follows:

- (1) The Executive Officer's Staff Report and Recommendation for approval of the proposal dated May 21, 2003 is adopted.
- (2) Said annexation is hereby approved as submitted.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following distinctive short form designation: **LAFCO 03-08 CAMARILLO SANITARY DISTRICT ANNEXATION – SEIBERLICH**
- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.

- (6) The Commission has reviewed and considered the lead agency's determination that the proposal is Categorically Exempt under Class 19(a) of the CEQA Guidelines, annexations for areas containing existing facilities, and finds the proposal to be categorically exempt under Class 19(a).
- (7) The Commission directs Staff to file a Notice of Exemption in the same manner as a lead agency under Section 15062.
- (8) Satisfactory proof having been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain territory as a result of the proposal have consented in writing to the waiver of the conducting authority proceedings, the conducting authority proceedings are hereby waived and the reorganization is approved without further notice, election or hearing

This resolution was adopted on May 21, 2003.

AYES:

NOES:

ABSTAINS:

Dated: \_\_\_\_\_  
Chair, Ventura Local Agency Formation Commission

Copies: Camarillo Sanitary District  
Ventura County Assessor  
Ventura County Auditor  
Ventura County Elections  
Ventura County Surveyor  
Ventura County Planning

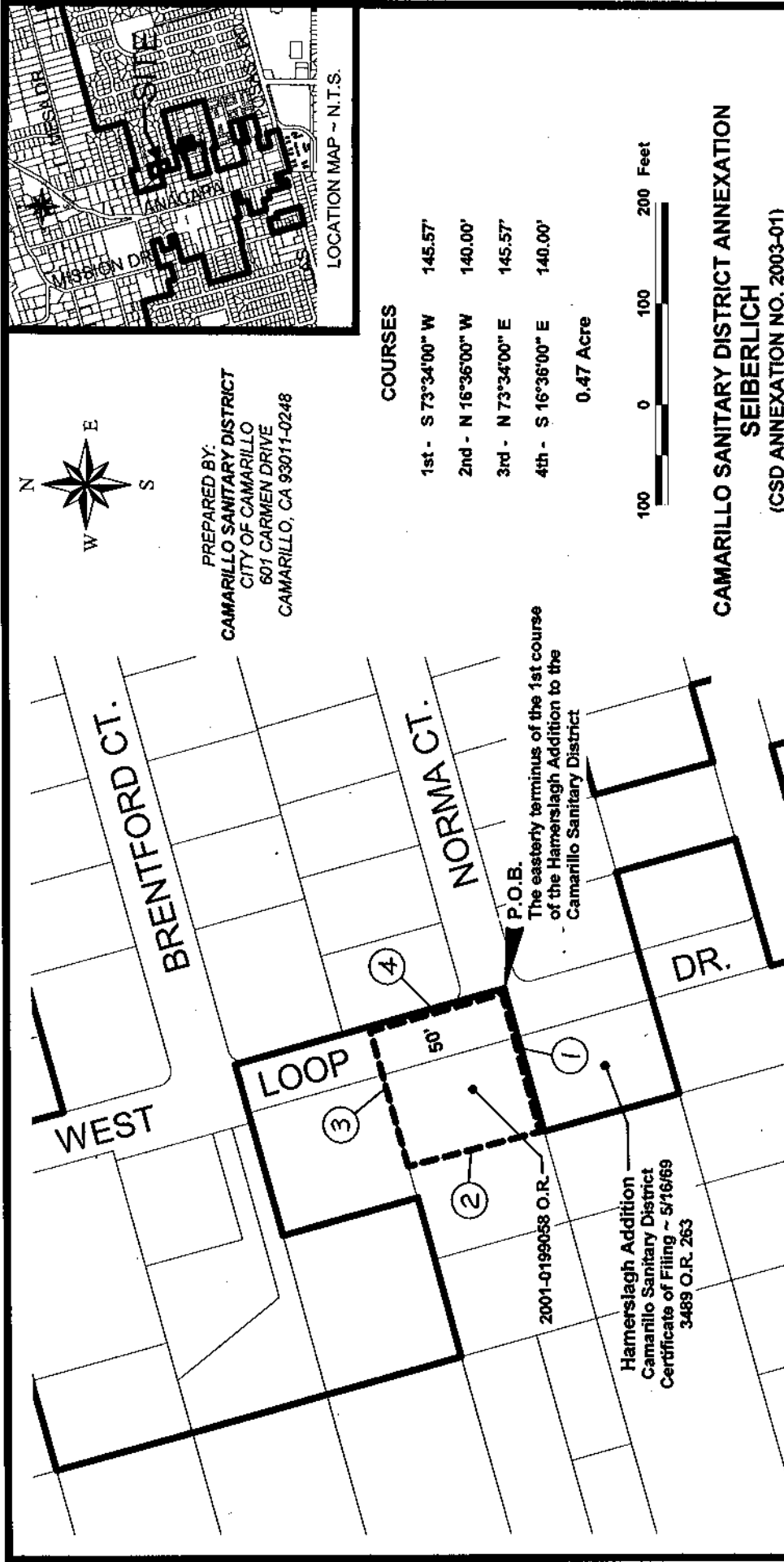


03-08

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by: *Jell Rauland*

Date: 5/9/03



PREPARED BY:  
CAMARILLO SANITARY DISTRICT  
CITY OF CAMARILLO  
601 CARMEN DRIVE  
CAMARILLO, CA 93011-0248

COURSES

- 1st - S 73°34'00" W 145.57'
- 2nd - N 16°36'00" W 140.00'
- 3rd - N 73°34'00" E 145.57'
- 4th - S 16°36'00" E 140.00'

0.47 Acre



CAMARILLO SANITARY DISTRICT ANNEXATION  
SEIBERLICH  
(CSD ANNEXATION NO. 2003-01)

That portion of Parcel B, Block 6, Re-Subdivision of a portion of Pleasant Valley and a portion of West Loop Drive, 50.00 feet wide, in the County of Ventura, State of California, as said Parcel B and West Loop Drive are shown on the map recorded in the office of the County Recorder of said County in Book 16, Page 33 of Miscellaneous Records.

January 1, 2003

Sheet 1 of 1

EXISTING CAMARILLO SANITARY DISTRICT BOUNDARY  
PROPOSED ANNEXATION



**CAMARILLO SANITARY DISTRICT ANNEXATION  
SEIBERLICH  
(CSD ANNEXATION NO. 2003-01)**

03-08

That portion of Parcel B, Block 6, Re-Subdivision of a portion of Pleasant Valley and a portion of West Loop Drive, 50.00 feet wide, in the County of Ventura, State of California, as said Parcel B and West Loop Drive are shown on the map recorded in the office of the County Recorder of said County in Book 16, Page 33 of Miscellaneous Records, described as follows:

Beginning at the intersection of the easterly prolongation of the south line of said Parcel B and the east line of said West Loop Drive, 50.00 feet wide, said intersection also being the easterly terminus of the 1st course of the Hamerslagh Addition to the Camarillo Sanitary District, as described in the Certificate of Filing recorded on May 16, 1969, in the office of said County Recorder in Book 3489, Page 263 of Official Records; thence, along said prolongation, south line and the existing boundary of said Camarillo Sanitary District,

- 1st - South 73°34'00" West 145.57 feet to the southwesterly corner of the parcel described in the Quitclaim Deed recorded on October 5, 2001 in the office of said County Recorder in Document No. 2001-0199058 of Official Records; thence, leaving said existing district boundary along the west line of said parcel,
- 2nd - North 16°36'00" West 140.00 feet to the north line of said Parcel B of said Block 6; thence, along said north line and the easterly prolongation thereof,
- 3rd - North 73°34'00" East 145.57 feet to said east line of said West Loop Drive, 50.00 feet wide, said east line also being the existing boundary of said Camarillo Sanitary District; thence, along said east line and existing boundary
- 4th - South 16°36'00" East 140.00 feet to the point of beginning and containing 0.47 acre.

The Ventura County Surveyor's office of the Public Works Agency certifies this map and legal description to be definite and certain.

Certified by:

*Jell Rawlins*

Date:

*5/9/03*